

East Riverside Corridor

Plan and Implementation

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Current Policies Affecting ERC

- 2012: *Imagine Austin Comprehensive Plan*
- 2015: *Austin Community Climate Plan*
- 2016: *Age Friendly Action Plan*
- 2016: Vision Zero
- 2017: *Austin Strategic Housing Blueprint*
- 2018: *Strategic Directions 2023*
- 2018: Capital Metropolitan Transportation Authority's draft *Project Connect* transit plan

Riverside Development Timeline 2006-2013

- May 2006 — Council adopts a zoning ordinance for 1001 South IH-35, AKA Star Riverside Residential (*ord. # 20060727-110*). The zoning changes allow buildings as tall as 200' and 90'.
- November 2006 — Council adopts the East Riverside Combined Neighborhood Plan and associated rezonings.
- May 2007 — Council adopts the Lakeshore Planned Unit Development (*ord. #20070503-050*) which allows dense, urban development on 50.1 acres on tracts of land east of Pleasant Valley Rd. and between Elmont Dr. and Lakeshore Blvd. Current location for Oracle and dense residential housing.
- January 2008 — Rezoning at 1317 E Riverside and 1220 IH-35 South (*ord. # 20080110-075*) to allow 60' high residential, commercial, or mixed use development.

Riverside Development Timeline 2006-2013

- December 2009 —South Shore District Planned Unit Development is passed (*ord. #20091217-126*) which allows dense, urban development and allows buildings up to 90' on 20.17 acres near the intersection of Riverside and Lakeshore.
- February 2010 — East Riverside Master Plan was adopted by Council (*ord. #20100225-078*)
- May 2013 — East Riverside Corridor Regulating Plan is adopted (*ord. #20130509-039*)

Master Plan Vision and Goals

Existing Conditions

- Auto-dominated
- Seas of parking
- Unattractive
- Large blocks



Goals

- Ped and bike safety and comfort
- Multi-modal transit
- Greater internal connectivity
- More open space
- Safer
- Mix of old and new residents
- Live/work/play in the district
- Stable, well maintained neighborhoods
- High density development
- Improved stormwater mgmt



- Upgrade water, wastewater, and stormwater infrastructure
- Develop green infrastructure
- Place electric infrastructure underground

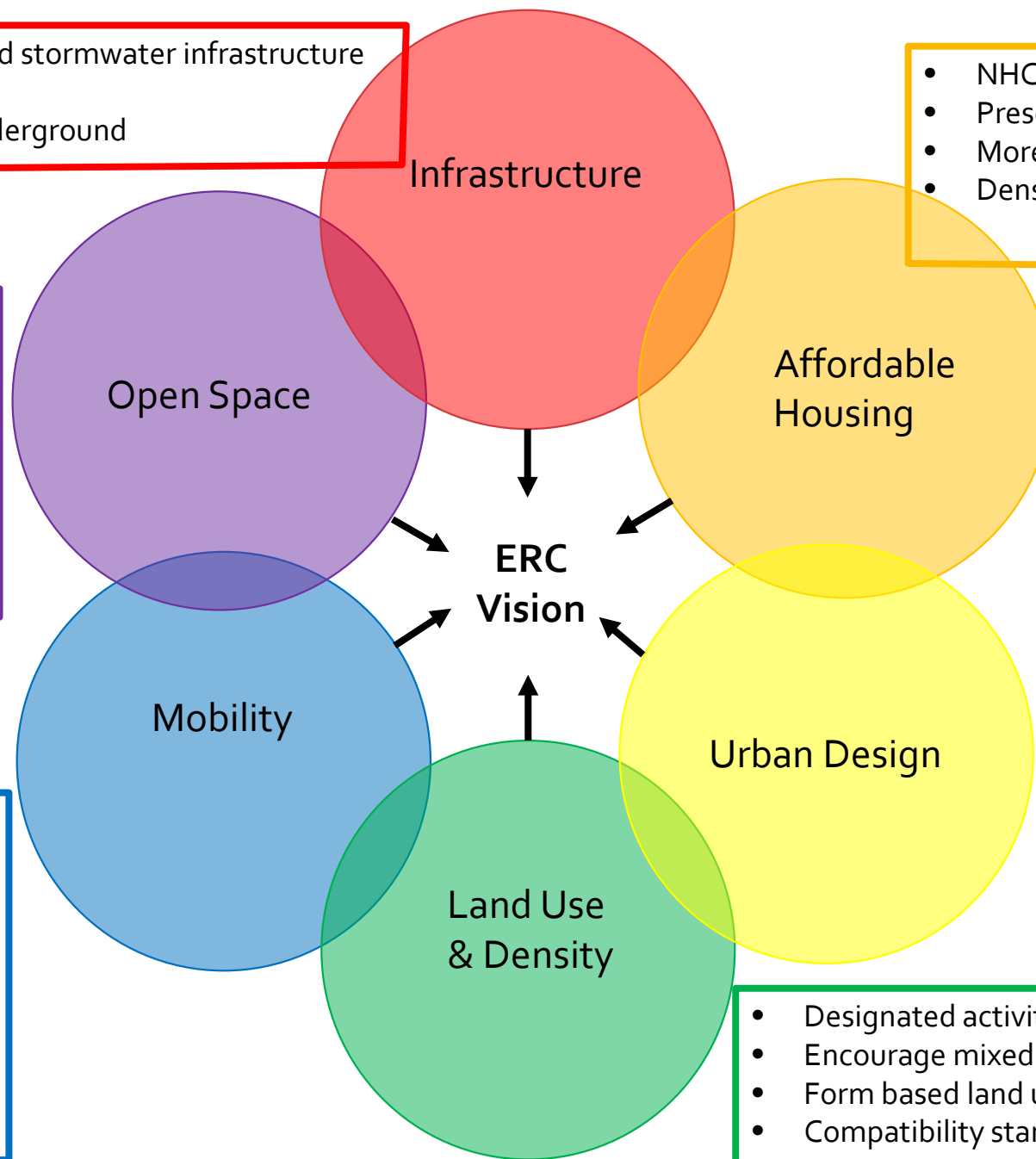
- NHCD Housing Programs
- Preservation of affordable housing
- More public \$ for affordable housing
- Density bonus program

- Integrate a variety of open spaces in to the area
- Improve connections between parks
- Increase open space and preservation areas
- Integrate with green infrastructure

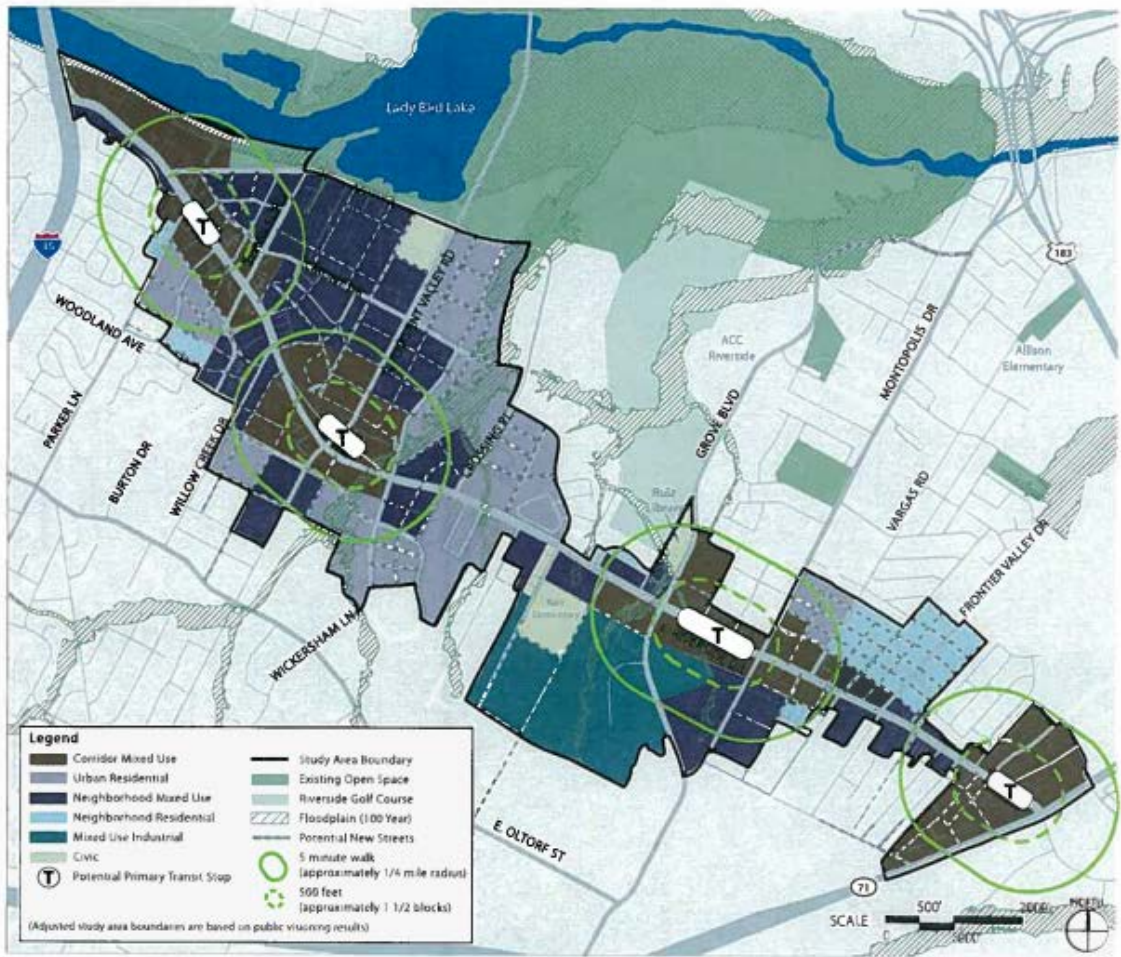
- Improved streetscape standards
- Continuous building edge
- Shade and pedestrian comfort
- Active edge standards
- Improved parking design

- 4 rail stops/hubs along corridor
 - Or BRT
- Non-motorized infrastructure
- Improve ped safety on ERC
- More and better sidewalks
- Improve street network
- Reduce overparking

- Designated activity 'hubs' and transit centers
- Encourage mixed uses
- Form based land use districts
- Compatibility standards
- Transit supportive density



Land Use

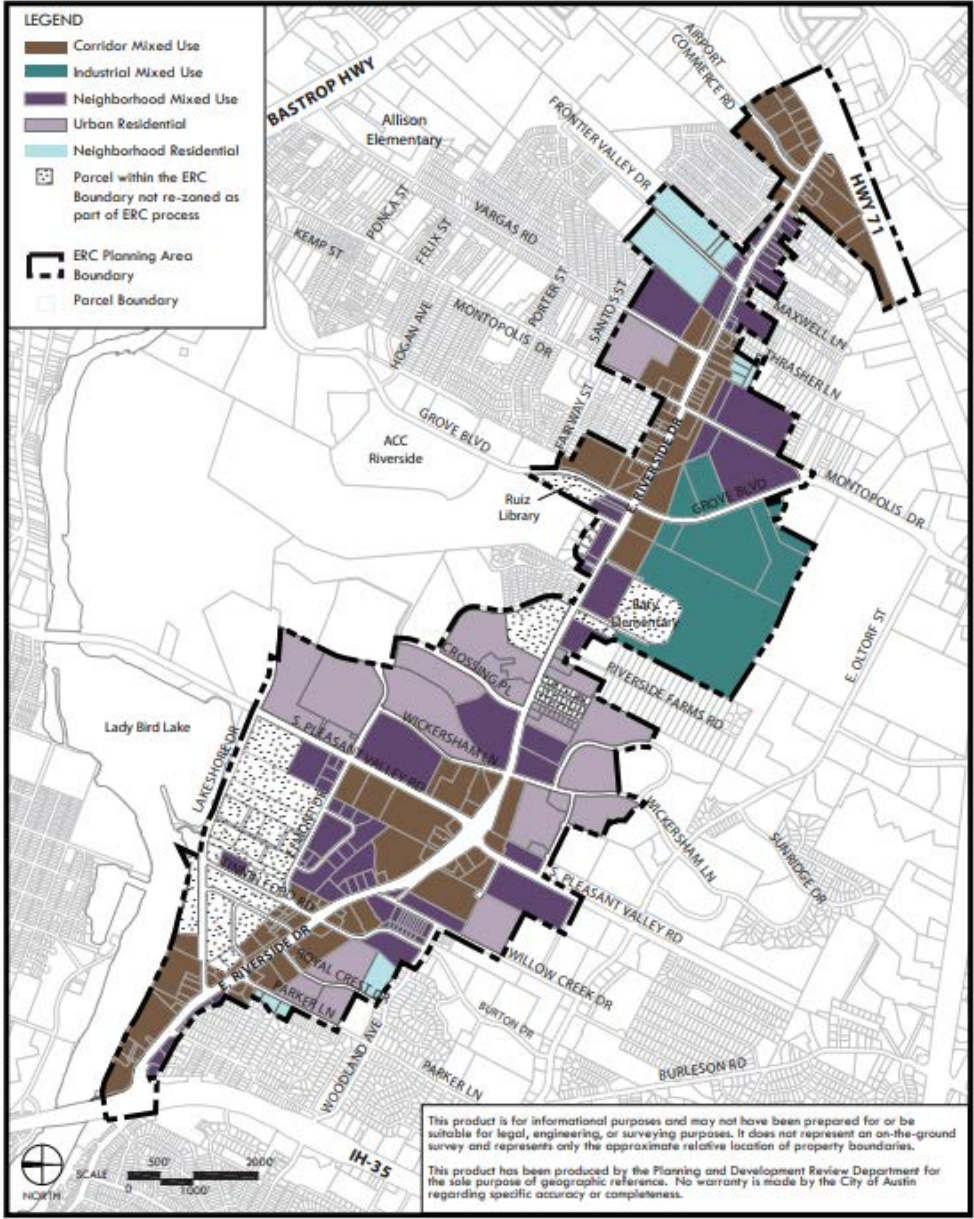


Land Use District Map

Note: This Corridor Plan shall not constitute zoning regulations or establish zoning district boundaries.

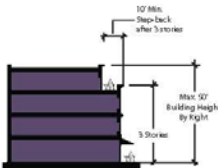


FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.



Height, Use & Building Form

Figure 1-11: Neighborhood Mixed Use (NMU)
Summary of NMU Subdistrict Development Standards

	Lot Size	Floor to Area Ratio (FAR)	NEIGHBORHOOD MIXED USE (NMU) SUBDISTRICT																					
CMU	Minimum Lot Size: 1,600 sf Minimum Lot Width: 20'	Maximum Floor-to-Area Ratio (FAR) by Right: 1:1 Note: Additional building height may be granted in exchange for the provision of public benefits. Maximum FAR waived with a development bonus. Development bonus criteria and standards are detailed in Article 6.	<p>The Neighborhood Mixed Use Subdistrict provides for mid-rise residential with neighborhood-oriented retail and smaller employers. It is intended to have opportunities for attached residential and smaller-scale commercial uses.</p>  <p>ABOVE: Typical height limit and step back requirements for buildings within the Neighborhood Mixed Use (NMU) Subdistrict.*</p> <p>*Max. Building Height with a Density Bonus is established on Figure 1-8.</p>	CMU																				
IMU	Minimum Setbacks Front and Street Side Yard*: No ground-level front yard or side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	Building Height Maximum Building Height: 50 feet Maximum Building Height with Development Bonus: See Figure 1-8.		IMU																				
NMU	Interior Side Yard: 0' Rear Yard: 0'			NMU																				
UR	Upper-Story Building Facade Street-Side Step-backs: The building facade at the fourth story and above must be stepped back a minimum of 10 feet from the ground-level building facade line.			UR																				
NR		Compatibility See Section 4.2.4 for compatibility standards.		NR																				
* If the street right-of-way is less than 60 feet in width, see Section 4.3.3.C.																								
Building Placement Building placement determined by Roadway type and Active Edge Designation. *See Fig. 1-3 for Roadway Type designation and Section 4.3 for design requirements.																								
Maximum Impervious Cover Impervious Cover: 80% or Maximum Allowed by Environmental Criteria Manual.* *The Environmental Criteria Manual is one of 9 Technical Criteria Manuals used by the City of Austin.																								
Neighborhood Mixed Use (NMU) Land Use Summary* <table><tr><th colspan="2">Land Use</th></tr><tr><td>Residential, attached</td><td>Permitted</td></tr><tr><td>Residential, detached</td><td>Not Permitted</td></tr><tr><td>Smaller-scale Retail (less than 50,000 sq. ft.)</td><td>Permitted</td></tr><tr><td>General Retail</td><td>Not Permitted</td></tr><tr><td>Office</td><td>Permitted</td></tr><tr><td>Warehousing & Light Manufacturing</td><td>Not Permitted</td></tr><tr><td>Education / Religion</td><td>Permitted</td></tr><tr><td>Hospitality (hotels/motels)</td><td>Permitted</td></tr><tr><td>Civic Uses (public)</td><td>Permitted</td></tr></table> <p>*The table above provides a summary only of land uses permitted within the Neighborhood Mixed Use Subdistrict. See Section 2.3.3. for a complete list of permitted land uses.</p>					Land Use		Residential, attached	Permitted	Residential, detached	Not Permitted	Smaller-scale Retail (less than 50,000 sq. ft.)	Permitted	General Retail	Not Permitted	Office	Permitted	Warehousing & Light Manufacturing	Not Permitted	Education / Religion	Permitted	Hospitality (hotels/motels)	Permitted	Civic Uses (public)	Permitted
Land Use																								
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Civic Uses (public)	Permitted																							
 <p>ABOVE & BELOW: Examples of development similar to that allowed in the Neighborhood Mixed Use Subdistrict.</p> 																								

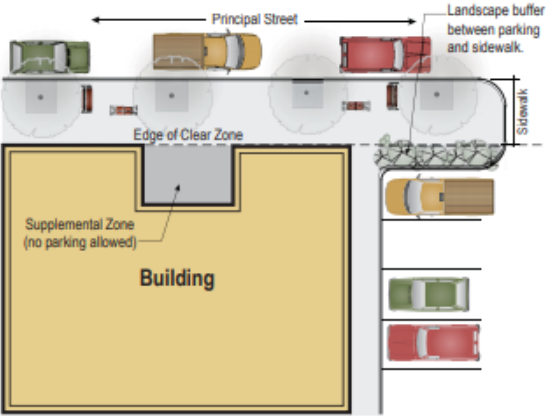
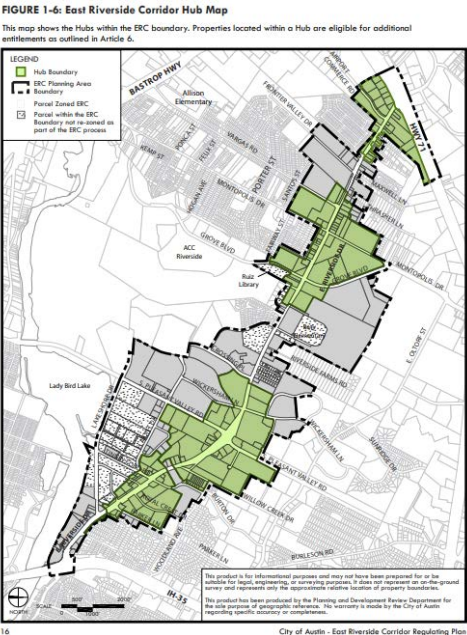


Figure 4-10:
No Parking is allowed between the street and the building facade. When parking is located to the side of a building, screening is required between the parking and the sidewalk (ERC Core Transit Corridor Example).

Public Realm

Figure 3-2: Required standards for public sidewalks within the ERC Zoning District.

Standards	Applies if subdistrict is:	Applies if the adjacent street is:					Additional Requirements
	CMU	CTC	PPC	UR	HWY		
Min. Total Sidewalk Width includes planting and clear zone. (Feet)	varies	15'	12'	12'	10'		
Min. Planting Zone Width (Feet)	varies	8'	7'	7'	optional		
Minimum Clear Zone Width	varies	7'	5'	5'	8'		Along ERC Highways, side-walks shall be located a minimum of 2 feet from the property line in compliance with TCM Section 4.2.1.
Street Trees Required	●	●	●				All required trees must be a minimum of 3 caliper inches and shall be planted at an average spacing not greater than 30 feet on center. See Section 3.3.2.8.4 "Utilities" for sites with utility conflicts.
See Article 1 for maps and Sections 2.3.4 & 3.2.2. for descriptions of ERC Subdistricts and ERC Roadway Types.							

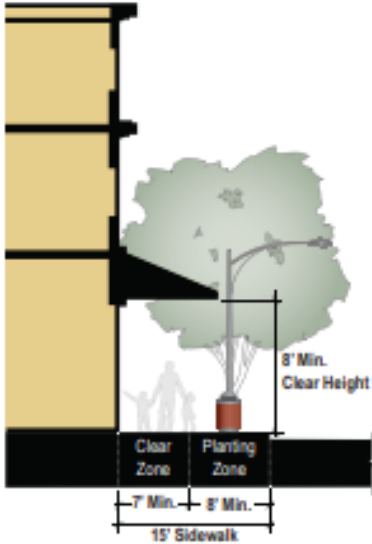


Figure 3-3:
ERC Core Transit Corridor (CTC)
Sidewalk Standards

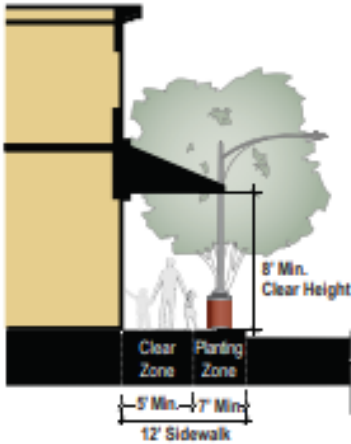


Figure 3-4:
ERC Pedestrian Priority (PPC) & Urban Roadway (UR)
Sidewalk Standards

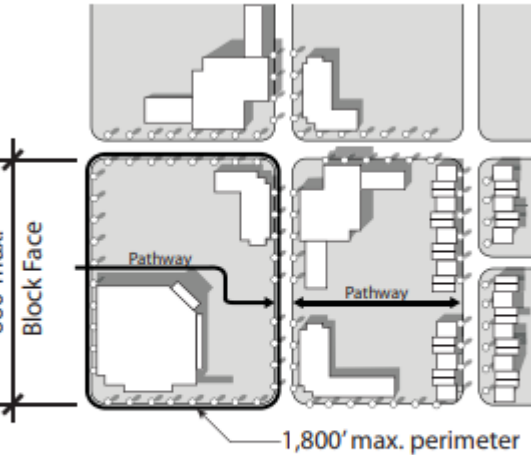
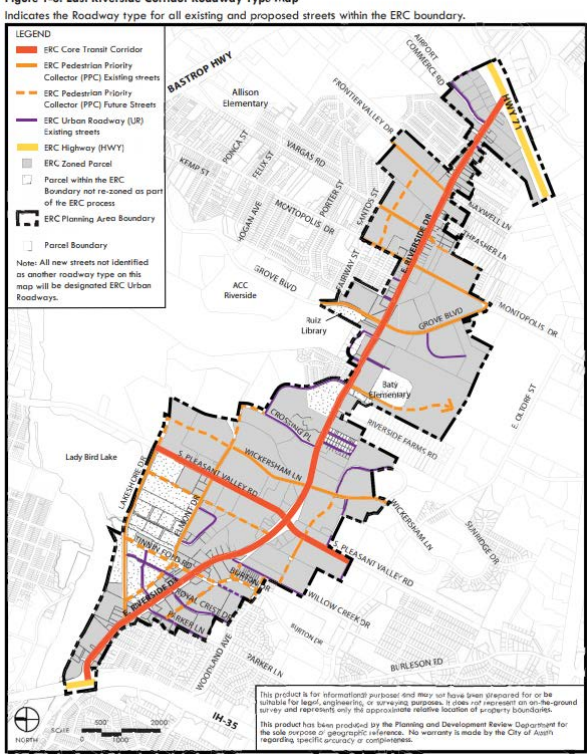


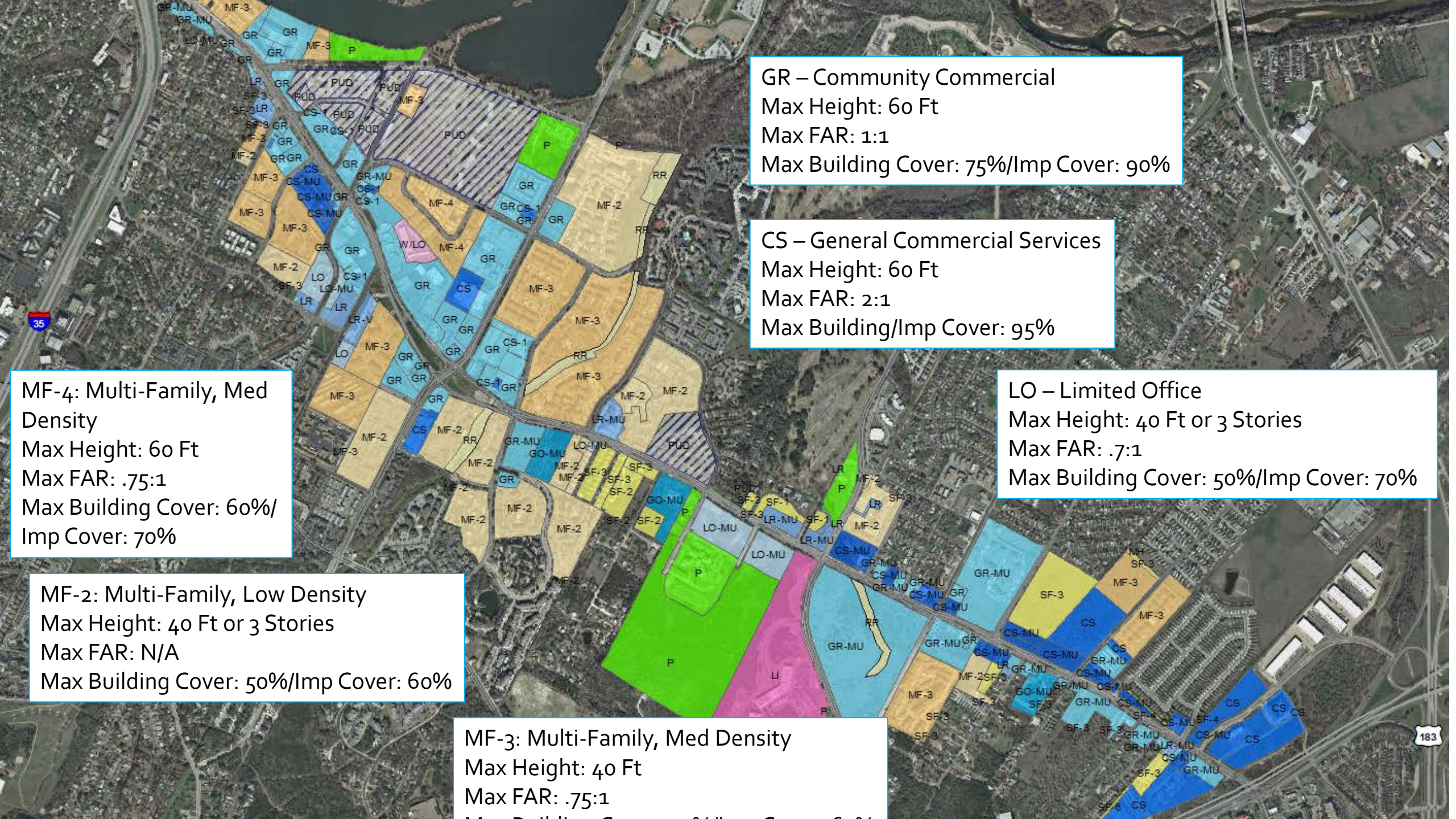
Figure 3-10:
Example of a development meeting block stan-
dards and mid-block pathways.

exist-
routes
ite.

Pre-adoption conditions



East Riverside Drive and Parker Lane. 2010.



GR – Community Commercial
Max Height: 60 Ft
Max FAR: 1:1
Max Building Cover: 75%/Imp Cover: 90%

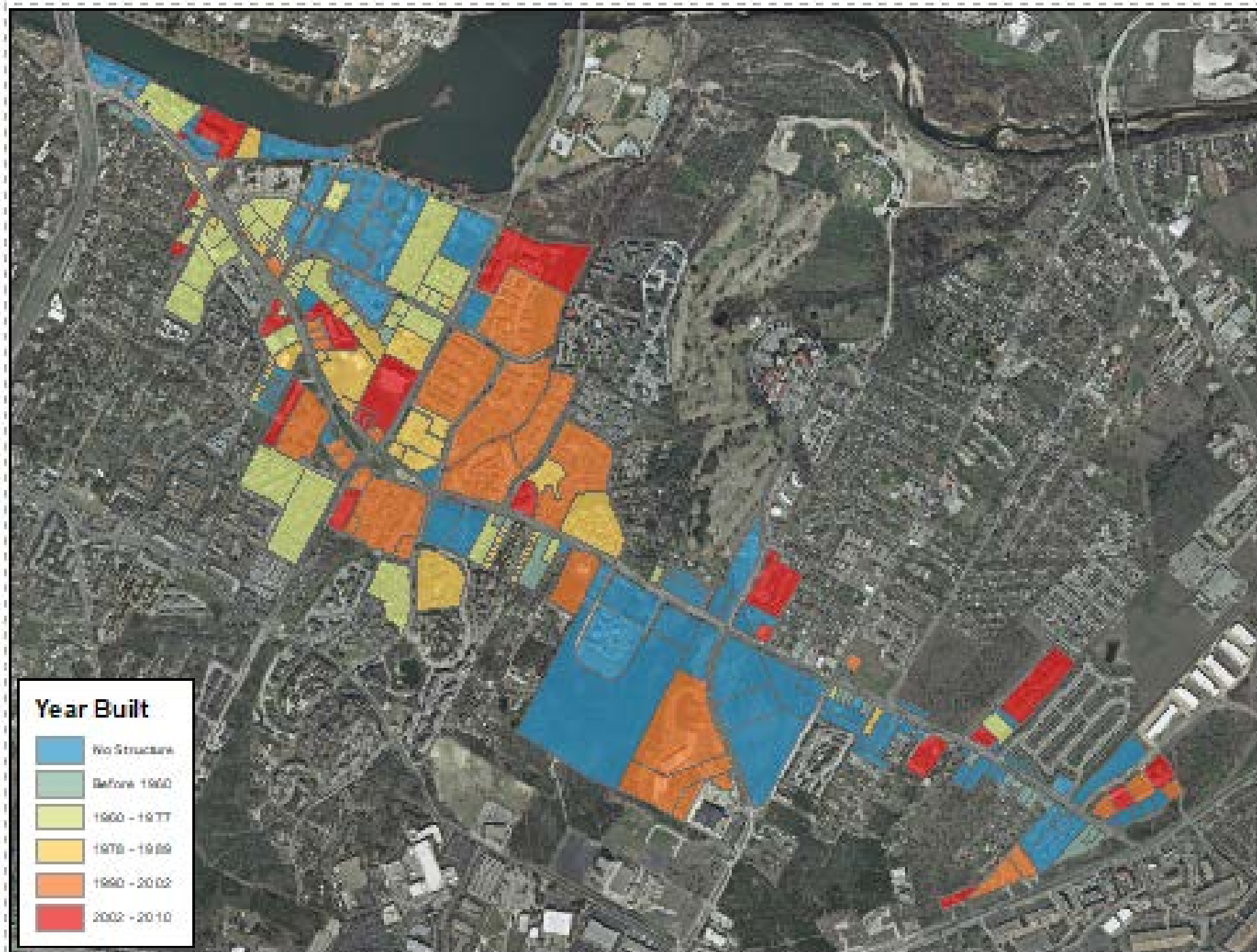
CS – General Commercial Services
Max Height: 60 Ft
Max FAR: 2:1
Max Building/Imp Cover: 95%

LO – Limited Office
Max Height: 40 Ft or 3 Stories
Max FAR: .7:1
Max Building Cover: 50%/Imp Cover: 70%

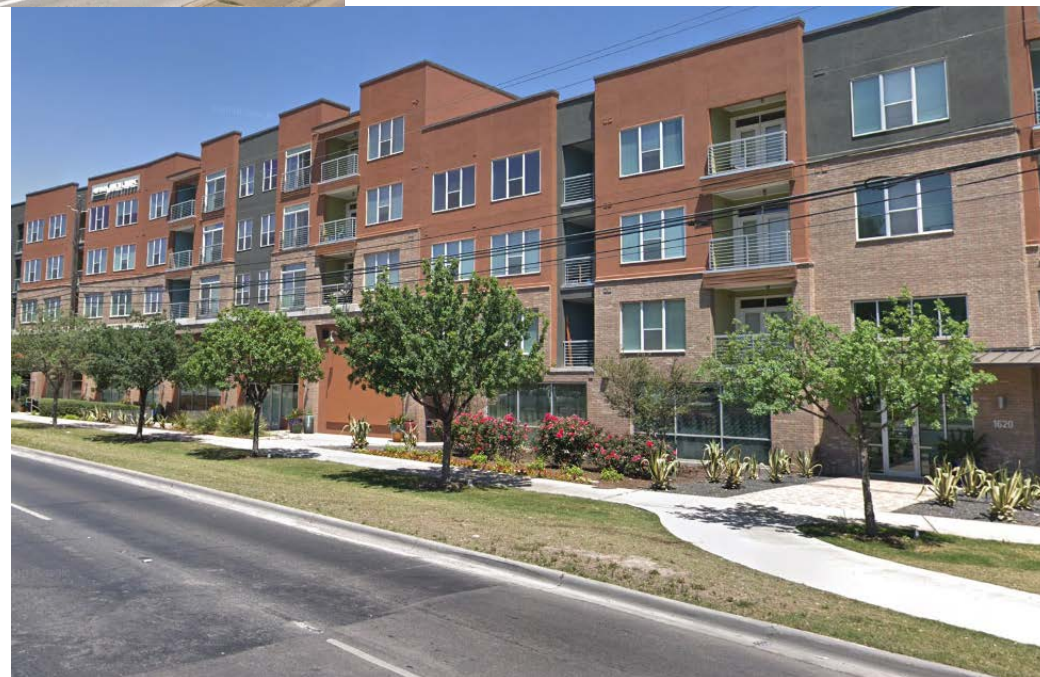
MF-4: Multi-Family, Med Density
Max Height: 60 Ft
Max FAR: .75:1
Max Building Cover: 60%/Imp Cover: 70%

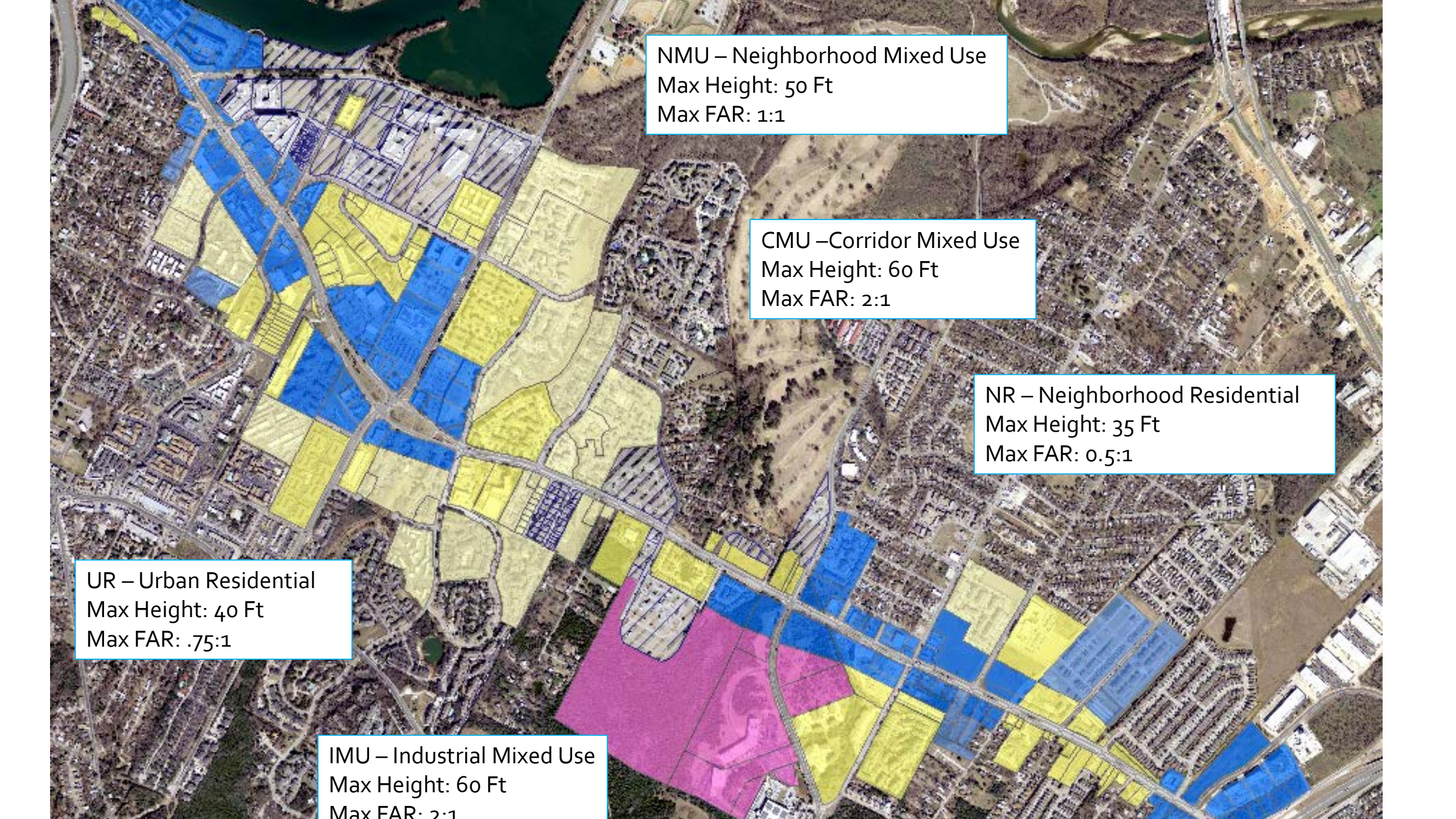
MF-2: Multi-Family, Low Density
Max Height: 40 Ft or 3 Stories
Max FAR: N/A
Max Building Cover: 50%/Imp Cover: 60%

MF-3: Multi-Family, Med Density
Max Height: 40 Ft
Max FAR: .75:1
Max Building Cover: 60%/Imp Cover: 70%



ERC Today





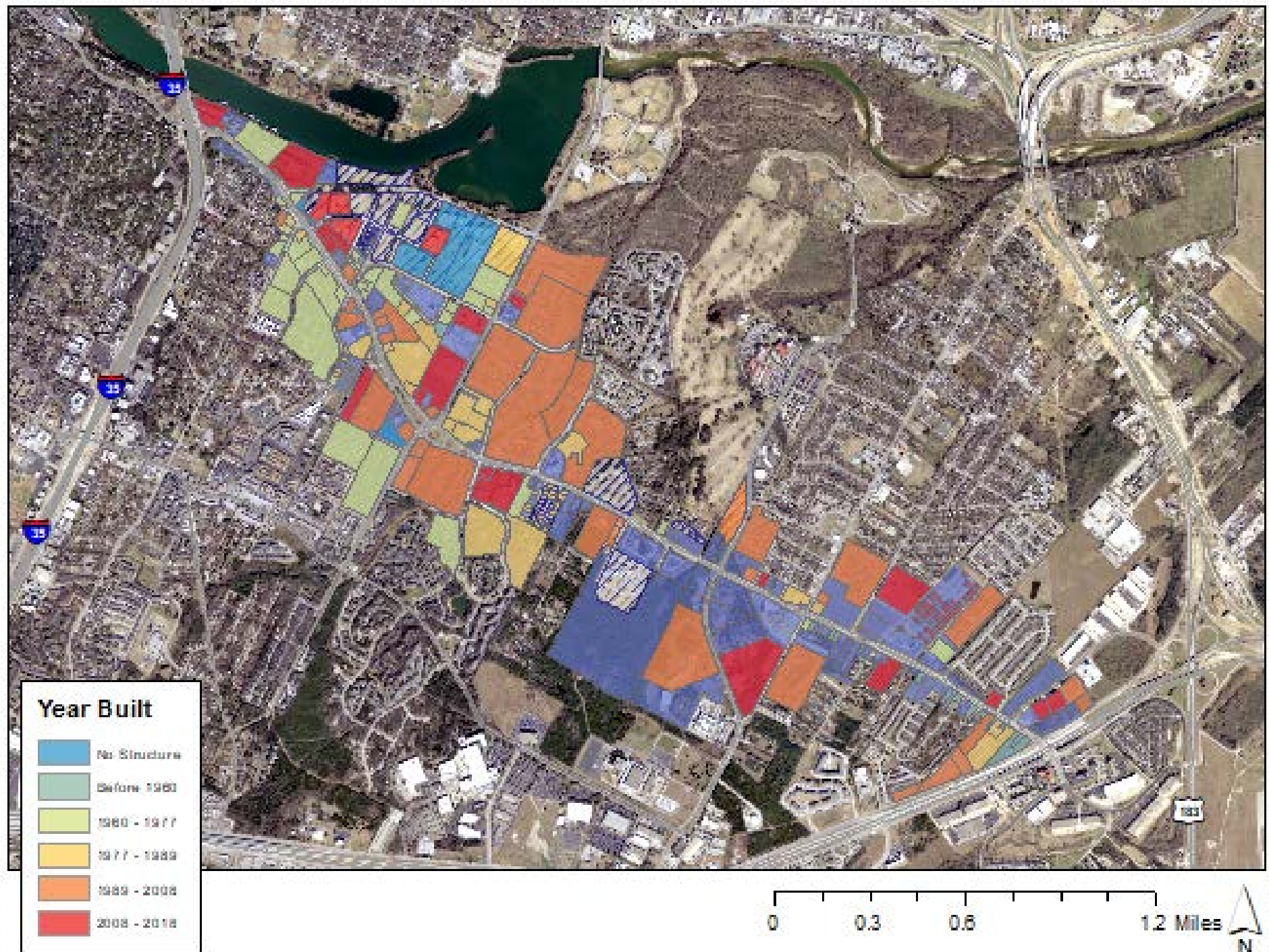
NMU – Neighborhood Mixed Use
Max Height: 50 Ft
Max FAR: 1:1

CMU – Corridor Mixed Use
Max Height: 60 Ft
Max FAR: 2:1

NR – Neighborhood Residential
Max Height: 35 Ft
Max FAR: 0.5:1

UR – Urban Residential
Max Height: 40 Ft
Max FAR: .75:1

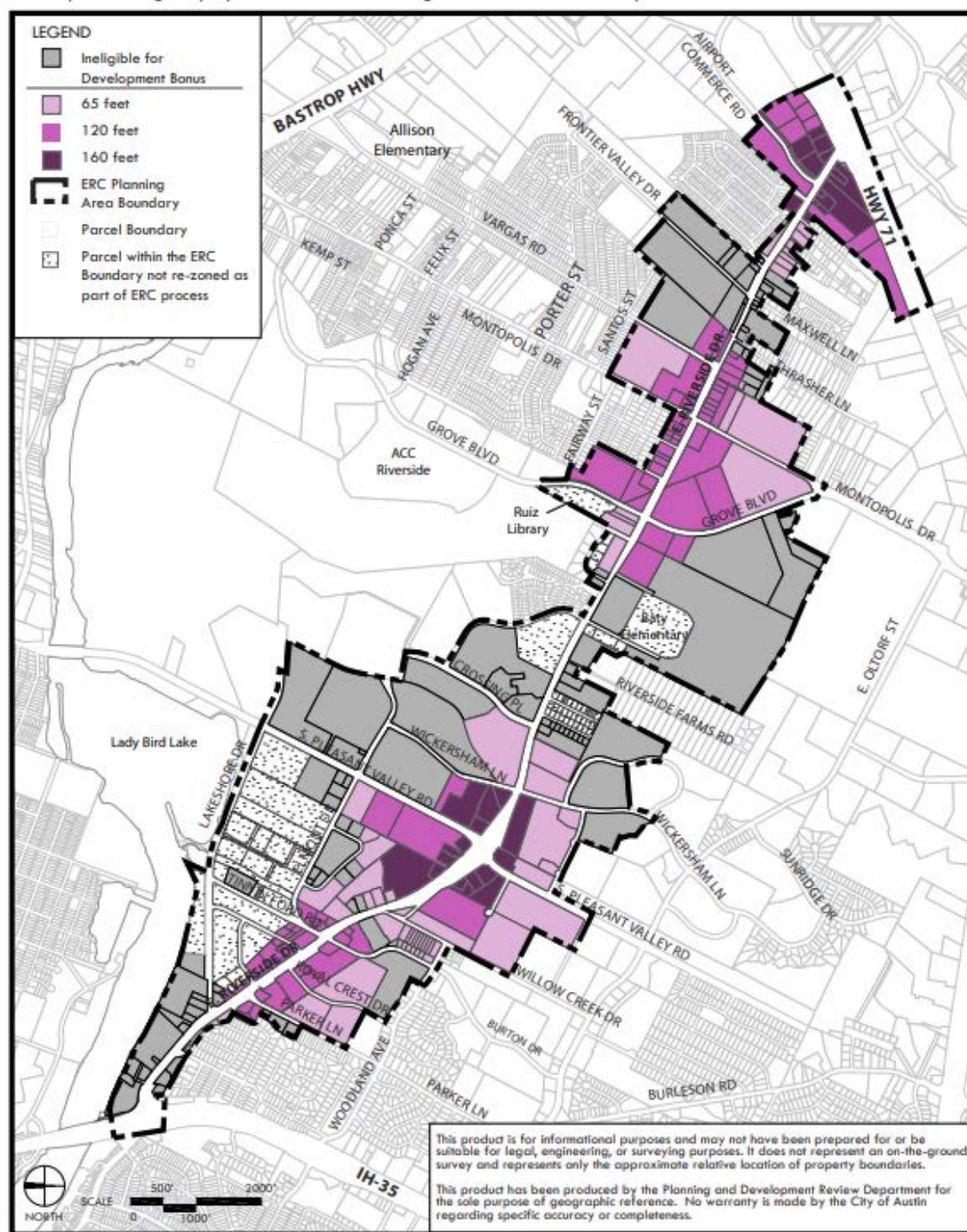
IMU – Industrial Mixed Use
Max Height: 60 Ft
Max FAR: 2:1



Development Permitted with Regulating Plan

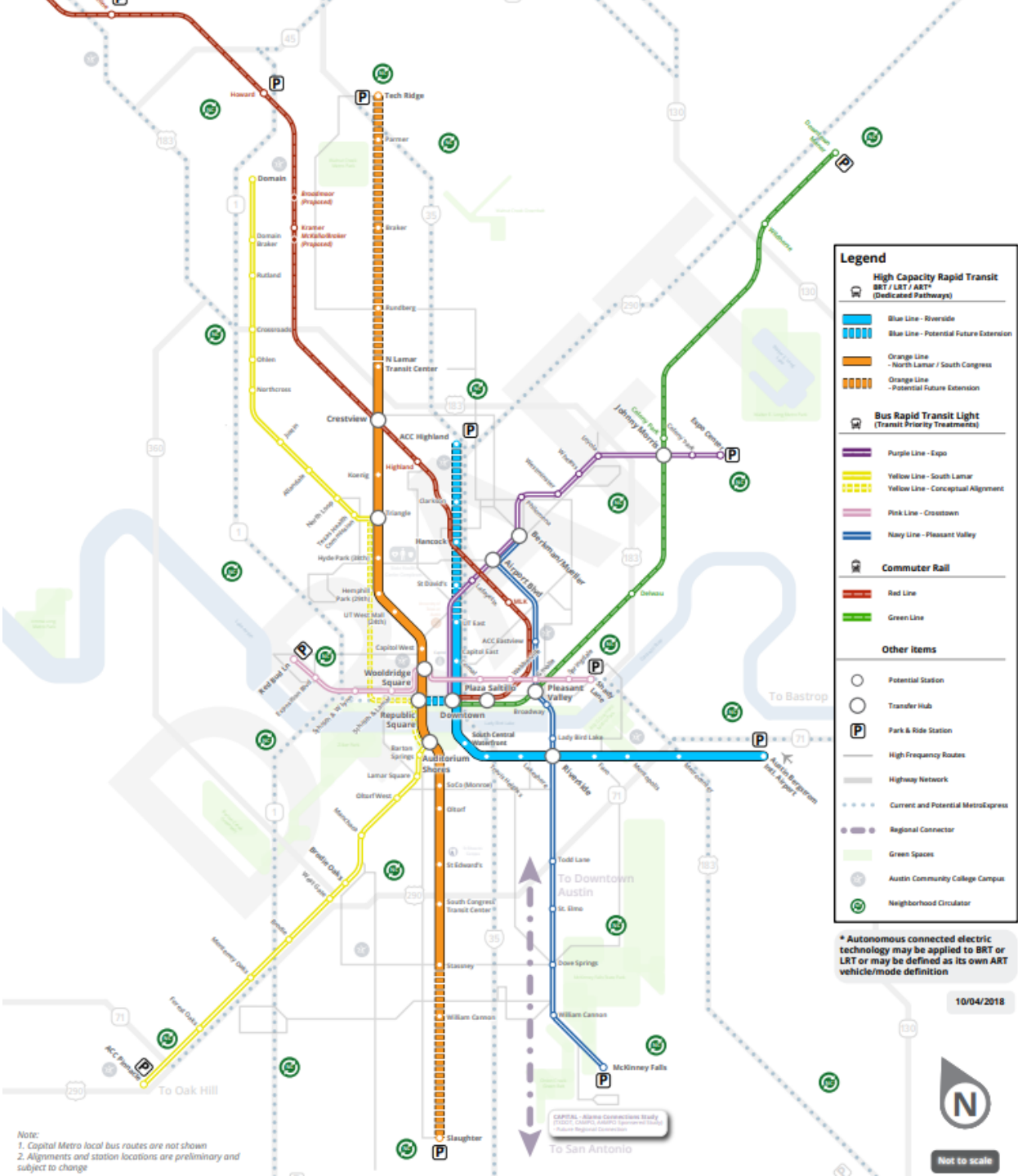


Density Bonus

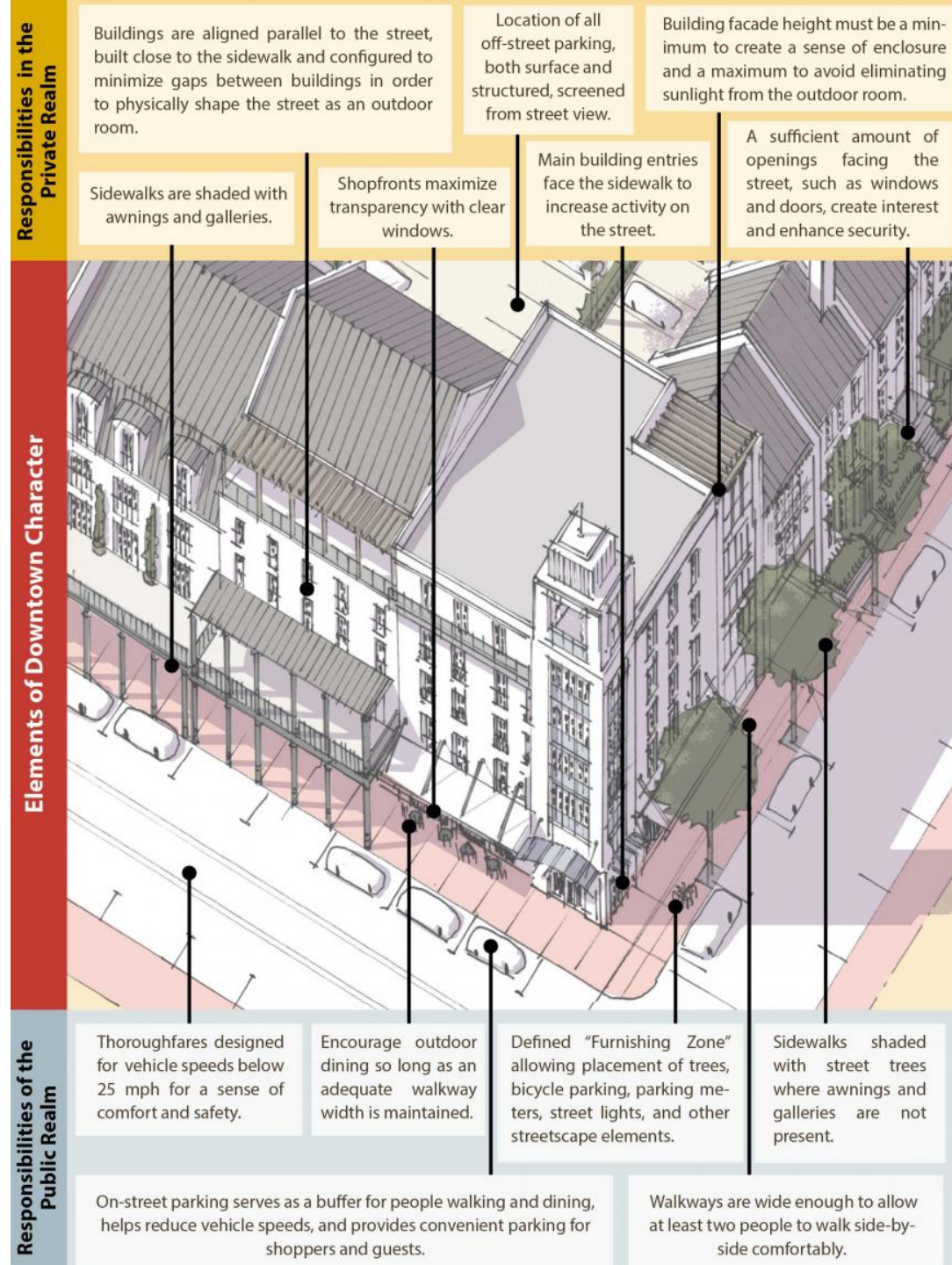


Questions?

Project Connect

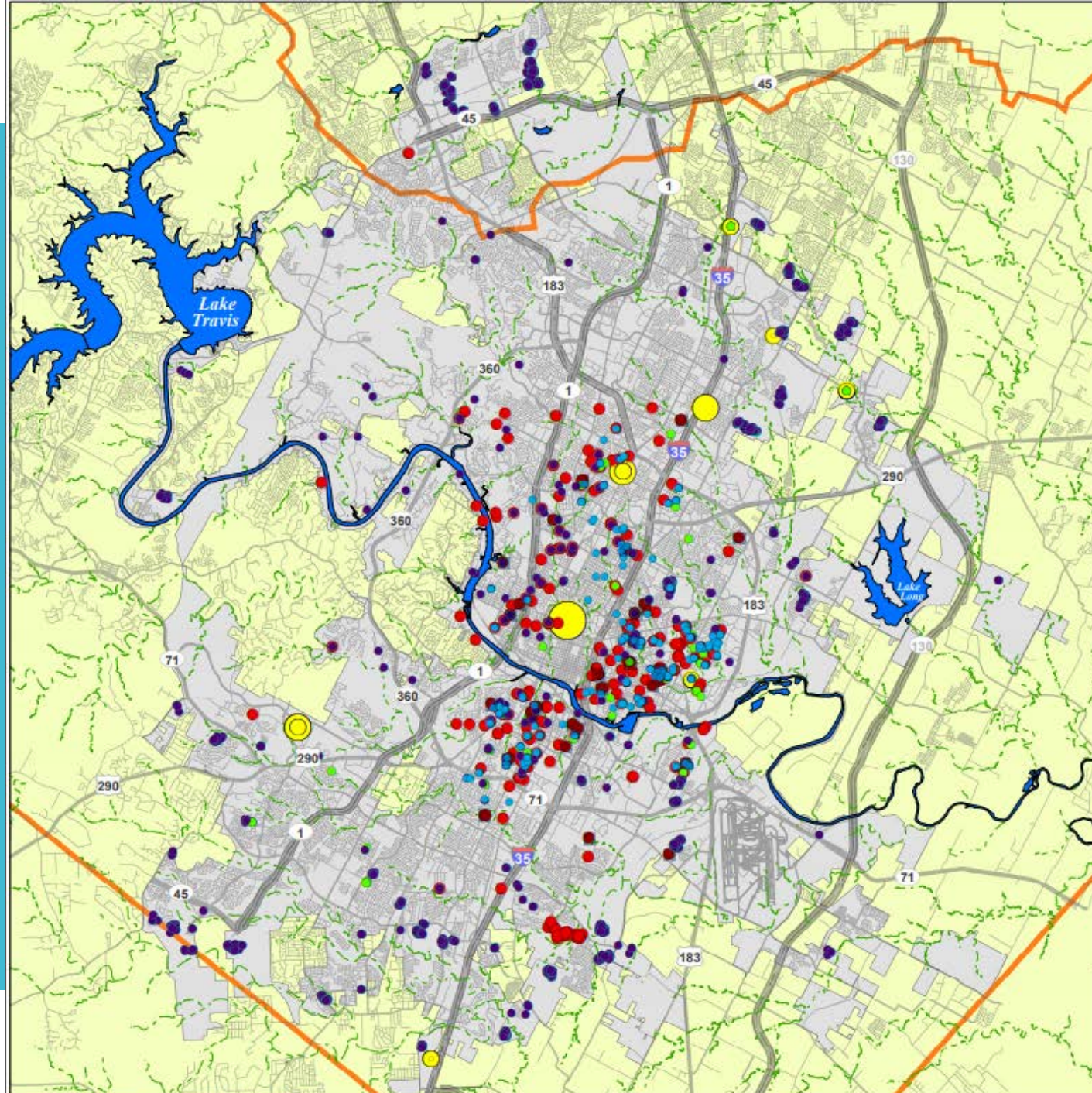


Form Based Code



Housing Activity

January 1, 2017—May 1, 2017



- SF Housing Start •
- Accessory Dwelling Unit •
- Du/Tri/Four-plex •
- Demolition/Move-off •
- MF Units (<20) •
- 20 to 50 •
- 50 to 100 •
- 100 Plus •

City of Austin



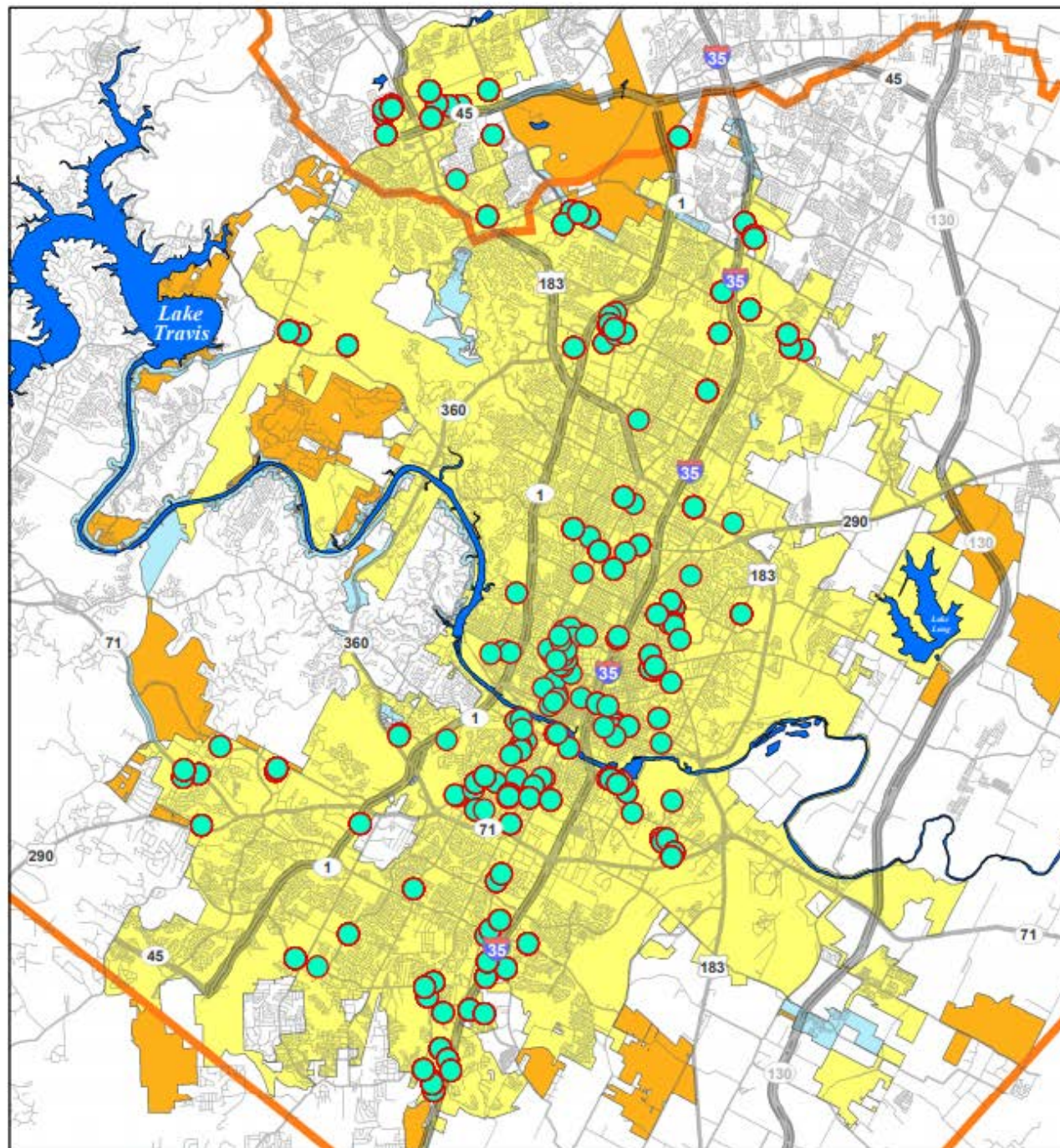
Multifamily Projects

Apartment and Condo
Projects Built or UC
Jan 2010 thur Oct 2016

Permits Issued Since: 01/01/2010
by the City of Austin

Number of Projects = 1,060

Number of Units = 34,287



0.0 0.475 0.95 1.9 2.85 3.8 Miles

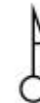
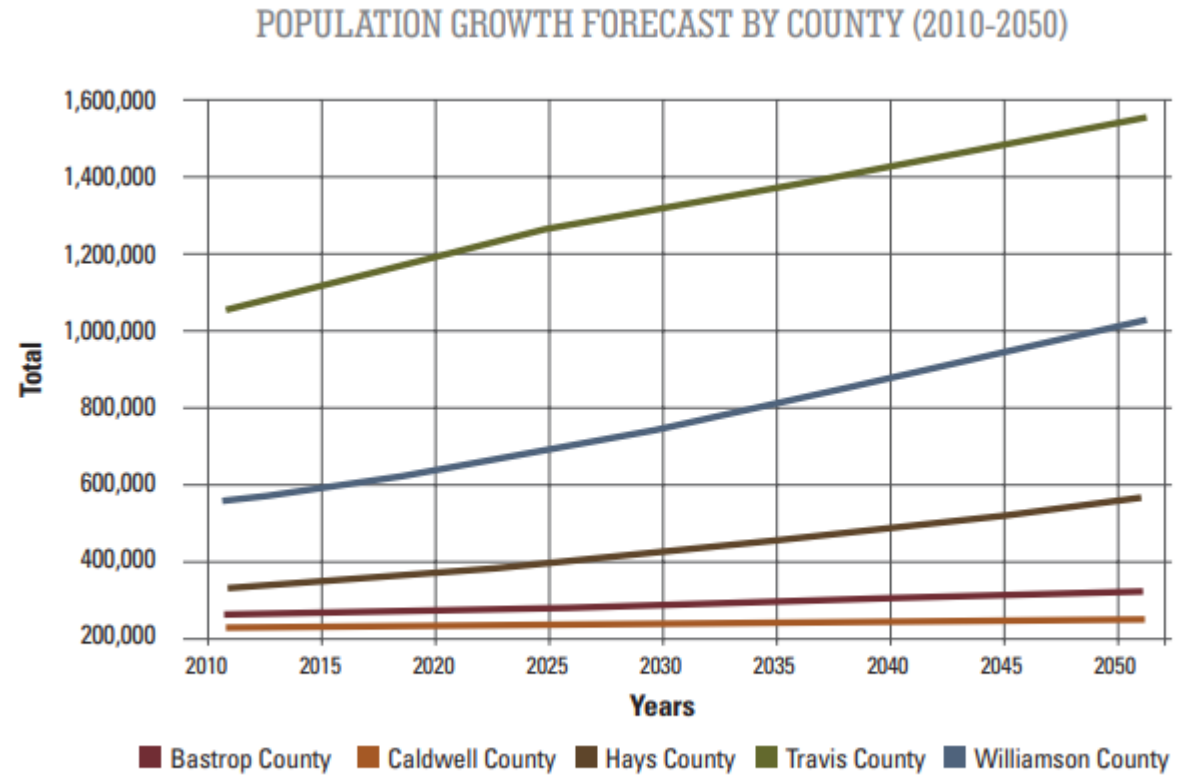


FIGURE 5:



SOURCE: Capital Area Council of Governments, 2016, <http://www.capcog.org/data-maps-and-reports/central-texas-regional-data/>

397,637

2015 # Housing Units
(City of Austin)

x

34%

2025 MSA Population %
Change (est.)

=

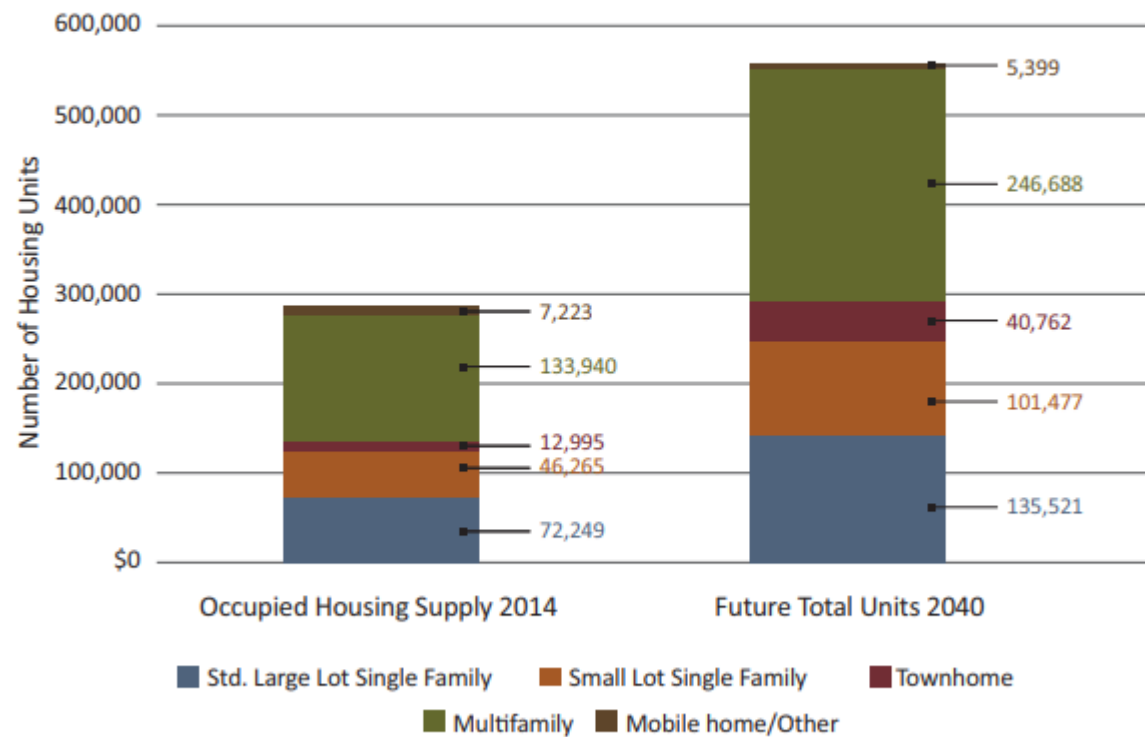
135,197

2025 # New Housing Units Needed
to Keep Pace with Population
Growth

Housing

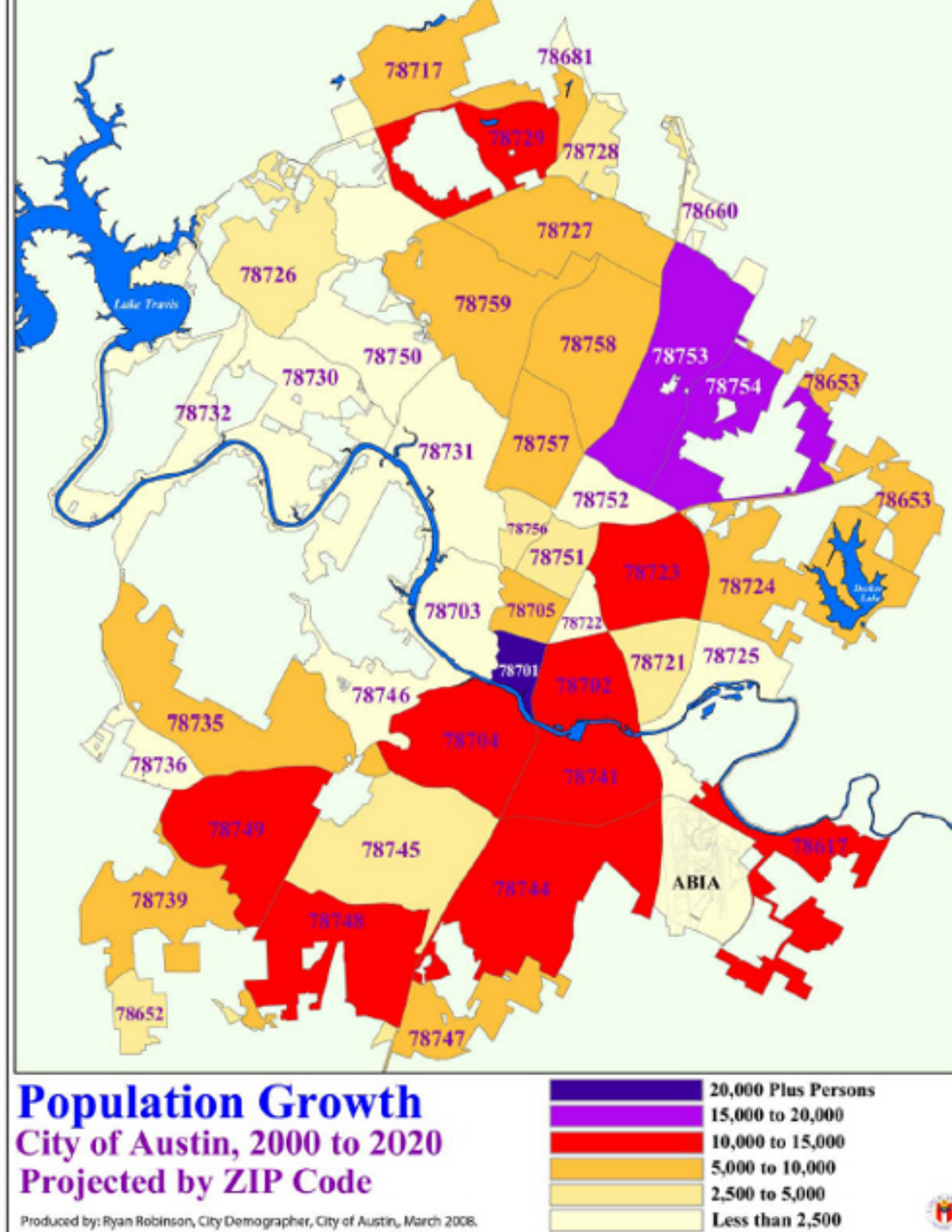
FIGURE 3:

CITY OF AUSTIN'S CURRENT VERSUS FUTURE HOUSING MIX

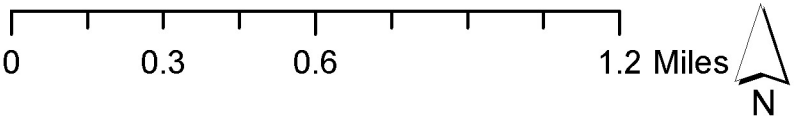
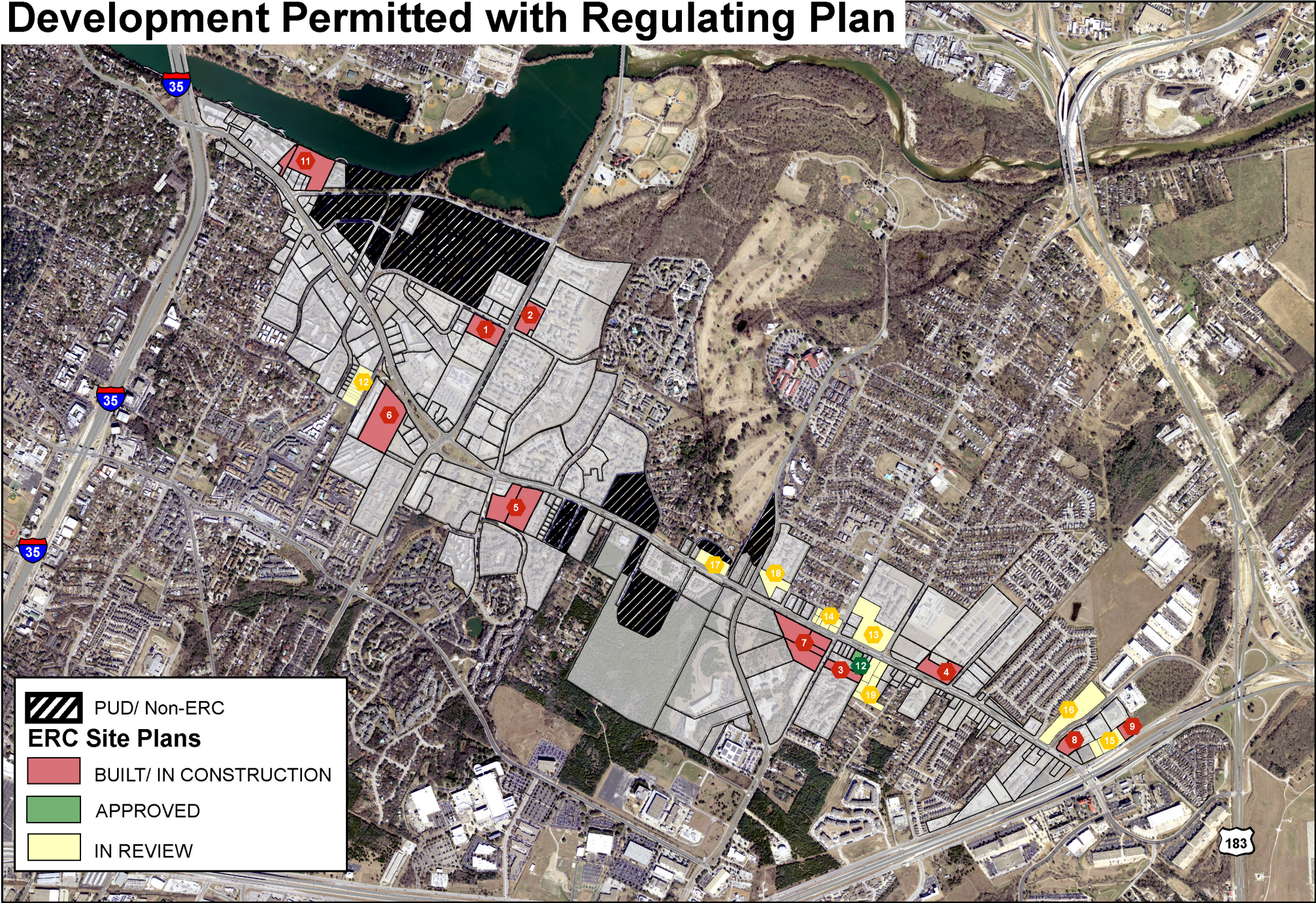


SOURCE: Austin Balanced Housing Model, Fregonese & Associates, 2016

Projected Growth



Development Permitted with Regulating Plan



- | | |
|---|--|
| 1
Oden Hughes Pleasant Valley
339 residential units
100% of max parking
5 stories | 10
AMLI Southshore II
178 Apts and 7 townhomes
5 stories
114% of max parking |
| 2
1401 Pleasant Valley
30 townhome units
104% of max parking
2 stories | 11
Sarabi Studio
7,500 sf custom manufacturing
72% of max parking
2 stories |
| 3
2101 Montopolis Drive
22 Condo units and restaurant
125% of max parking | 13
6400 Riverside
Residential/Retail/Office
300 residential units |
| 4
Townhomes at Park Place
55 townhome units
35 affordable units
2 stories | 14
JD's Supermarket
2 story grocery store
redevelopment of existing building |
| 5
Presidium Apartments
353 Units
4 stories
82% of max parking | 15
Cambria Hotel
124 Room hotel
4 Stories |
| 6
Southshore Highline
101 Units
5 Stories
60% of max parking | 16
Broadstone ERC
275 Residential Units |
| 7
Aura Riverside
359 Residential Units
4 stories
89% of max paring | 17
5700 East Riverside Apts
298 Residentail units |
| 8
Motel 6
98 Room hotel
4 Stories
84% of max parking | 18
Cambrian East Riverside
65 Residential units
5 Stories |
| 9
Tru West
91 Room hotel
5 Stories
74% of max parking | 19
6507 E Riverside
240 Residentail units |